



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
July 18, 2023**

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CALL TO ORDER

President Wallace called the Committee of the Whole meeting of July 18, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 8:03 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Planning and Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Kurt Asprooth and Village Clerk Lorna Gilles.

President Wallace explained that the Board will discuss the Hawk Hollow Middle School item and then reconvene to the Board meeting to vote on this item. The Committee of the Whole meeting will reconvene after the completion of the Board meeting to complete the other two items.

**BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN**  
**Hawk Hollow Middle School**

Chairman Gunsteen introduced the item.

Planning and Development Services Director Kristy Stone stated that U-46 is willing to give up the Fair Oaks right-of-way vacation, however, there are impacts to that decision. As Trustee Gunsteen said, it would create a four-way intersection at the bus lane, and it would also reduce the amount of buses they could have stacked. She recapped the thoroughfare connection from north to south that would go from S. Bartlett to Army Trail Road. Please see attached presentation.

Chairman Suwanski asked if that was the original plan.



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Ms. Stone stated that the plan was always to have Gerber Road terminate into Fair Oaks to create a 4-way intersection.

Chairman Suwanski asked if at that point, would Gerber Road have continued on North Ave?

Ms. Stone stated no, at that point, the plans were to have a subdivision and have residential lots in what is now Hawk Hollow.

Ms. Stone continued through the presentation.

Chairman Deyne asked about the IGA, and why it was limited to 2 years?

Ms. Stone stated that is when we would see the impact of what the traffic will be once Hawk Hollow is reopened as a middle school.

Chairman Deyne stated he would like to see that extended.

Village Attorney Asprooth stated that the IGA term is actually 10 years.

Chairman Gandsey stated that this conversation started around safety, and all of the questions have been answered. I feel there is no value in creating this road, and that we should stick with the plan of vacating that part.

President Wallace expressed concern that the traffic study wouldn't be accurate until 2025 when things really start getting cooking with busses. A traffic study is pretty useless until school is open. We are going to be making changes as we go.

Superintendent of School District U-46 Dr. Suzanne Johnson stated that she is thankful to have the opportunity to come back this evening, and offered a point of clarification. The IGA actually has included another component that indicates that once the middle school is on the property and the village finds the need to continue for an additional traffic study to analyze peak times, we would agree for an additional two years to continue to study that traffic to see what the needs are.

Chairman Hopkins agreed with vacating the easements and going along with the original proposal and plan commission recommendation. These will keep students safe.

Chairman Deyne agreed, and stated that it is a valid point.

President Wallace asked about extending Fair Oaks to accommodate the strip mall.

Ms. Stone stated that we have a right-of-way for that portion.



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Chairman Suwanski asked where exactly U-46 takes over the property.

Ms. Stone stated we are vacating the portion that is on U-46 property.

Chairman Suwanski asked approximately where that is.

Ms. Stone stated U-46 stops where the bike path changes material and width. She also pointed the location out on the map.

Chairman Suwanski stated that she would still like to see the emergency access addressed.

Ms. Stone stated that was not addressed because the Planning and Zoning Commission plan included the planting of evergreen trees in the suggested location to block the view for the neighbors to the north.

Chairman Suwanski stated that the Planning and Zoning Commission didn't know this idea existed at that time. That idea came up at our last meeting.

Ms. Stone stated that the committee could make that change to the recommended plan. That is something that the residents at that meeting felt very strongly about.

Chairman LaPorte stated that one thing that is being overlooked is the safety and the contingencies 2 years from now when there are more busses, more kids being dropped off. What's our contingency then? We need to think now what we could do later. What if there are more accidents? What if there are kids stepping in front of cars? What if there is an emergency and we can't get into the school from Gerber Road?

Chief Pretkelis stated that the way we are looking at is that it was an elementary school, we had those same concerns and none of those issues. It would be no different as an elementary school, as it would be a middle school.

Mr. Dinges added that the parent access at the north end which wasn't there before, you will now have two access points.

President Wallace added that when it opened, there were 600 students and now there will only be 720 or so.

Dr. Johnson added that the goal is 750 students. I want to highlight that in the past, on the very rare occasions that we have emergency situations in our buildings, especially in the Village of Bartlett, she gave tremendous accolades to our emergency responders, in working with us to direct traffic. If it was going to impact an arrival or dismissal we are able to problem solve and we train for those situations as well. We probably over



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communicate, we let you know if we need to delay an arrival or dismissal. We work very closely with the police department to prepare for those as well. I am very confident in that partnership with the Village of Bartlett. One of the items in the IGA is modification, we recognize that there may be a need for periodic review of what we've agreed to and revisiting the plan.

Chairman LaPorte reiterated his point.

Chairman Gunsteen stated his understanding that Fair Oaks can still be extended even if we vacate our right-of-way.

Ms. Stone stated that is correct, Fair Oaks can still be extended from Army Trail Road to Norway in the future. That is not a part of this proposal.

Chairman Gunsteen asked if that would tie into Penny Lane.

Ms. Stone stated that is correct.

Chairman Suwanski stated that could take care of the issue President Wallace stated about the strip center.

Ms. Stone stated that is correct.

Chairman Gunsteen stated after reviewing everything, I think this leaves some important projects available to the village. There are still some safety improvements we can make down the road, including some pedestrian crossing areas. The future of Gerber Road needs to be looked at overall.

Chairman Suwanski asked Ms. Stone to clarify some of the locations on the map.

Ms. Stone clarified those points in the original presentation.

Chairman Deyne asked if we vacate this portion, how would that affect the property owners that spoke in Town Hall.

Ms. Stone stated that portion of Fair Oaks would be eliminated on the future land use plan.

Chairman Gunsteen reiterated his point about emergency access but added that can be separated from this vote and addressed later.

Dr. Johnson stated that their team can research that and come back.



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Project Manager for CAGE Civil Engineering, Claudia Wells stated that they can accommodate that future access if that was needed it would be easy to get to.

Chairman Gunsteen stated that this will be forwarded on to the Village Board.

President Wallace stated that the Committee of the Whole will now adjourn back to the Board meeting.

The Committee of the Whole discussion will reconvene after the regular Board meeting is adjourned to complete the final two items.

Trustee Suwanski moved to adjourn the Committee of the Whole meeting and that motion was seconded by Trustee Gandsey.

**ROLL CALL VOTE TO ADJOURN TO THE BOARD MEETING**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

The meeting adjourned at 8:33 p.m.

**CALL TO ORDER**

President Wallace called the Committee of the Whole meeting of July 18, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 9:02 p.m.

**ROLL CALL**

**PRESENT:** Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski,  
President Wallace

**ABSENT:** None



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**COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

**Savoury Restaurant BEDA Application**

Chairman Gandsey stated Savoury Restaurant & Pancake Café has been located in the Westgate Commons shopping plaza for sixteen years. It is a successful family-run business and has been an anchor for that shopping center, attracting many diners from throughout the area.

Despina Kotrotsos is the owner/operator of Savoury and has been planning a comprehensive expansion and update of her restaurant for the past several years. She has submitted \$97,387 worth of planned improvements, with \$59,786.95 being eligible through the BEDA program.

Some of those improvements include demolition, framing, drywall, paneling, cabinets, countertops, a new sign, and an additional 40 seats being added – 20 inside and 20 outside.

The Economic Development Commission (EDC) reviewed Savoury's BEDA application at its June 12th meeting, at which time it recommended in favor of a maximum fifty percent grant of \$29,893.48.

Please note that this application was reviewed by the EDC under the original BEDA program terms since it was worked on and applied for on April 28, 2023, prior to changes being adopted on June 20, 2023. The applicant has since been apprised of the new regulations and has signed the BEDA Program Application Addendum.

President Wallace expressed support for the project, and stated Saturday and Sunday mornings can be a bit of a wait, so this will help out a lot.

Chairman Suwanski asked if they anticipate opening for dinner again.

Ms. Kotrotsos stated no, they will not.

Chairman Gandsey suggested to keep the healthy options on the menu.

Ms. Kotrotsos stated they will be staying.

Chairman Gandsey stated that will be forwarded to the Village Board for a final vote.



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**PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**

**ComEd Reliability Discussion**

Chairman Deyne stated at a recent board meeting, it was asked for ComEd to address the board on a series of issues. Processes during storms, with the most recent ice storm being an example. The board also asked for an overview on our comparative analysis with other communities and where we stand with upgrades in equipment, as well as communications with our residents.

ComEd External Affairs Manager Greg Castellanos will provide a brief presentation and field any questions the Committee has relative to ComEd.

Mr. Castellanos shared his presentation (attached).

Chairman Hopkins asked for clarification on how they came to 100 minutes as the average downtime for an outage.

Mr. Castellanos stated that the 100 minutes covered the ComEd service territory as a whole throughout the entire state of Illinois.

Chairman Hopkins stated that his neighbors were out for two and a half days. It has happened several times, in the same area. I know you highlighted the south end of town getting upgrades, it doesn't seem like the north end of town has received that, and it's the older part of Bartlett. I think your numbers and statistics across the state look great, but the residents of Bartlett see a different picture.

Mr. Castellanos stated that is a peculiar thing. One side of a street can be on a different circuit than another, creating confusion. Is there a specific block you are referring to? I can do a deeper dive with the reliability team.

Chairman Hopkins stated Eastern, Morris and Tatge Avenues, but that is just what I see. What's happening in Bartlett as a whole? This doesn't depict what is happening in my community. I think that is what I really want to know, and what other neighborhoods are down for two and a half hours.

President Wallace stated on his street, he is never down, but the folks across the street are.

Chairman Gandsey asked how ComEd matches with this perception?



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Mr. Castellanos stated it's a gift and a curse. We have gotten to the point where we can get people back in seconds after a flicker or after a huge storm. A lot of times, they receive such good reliability, it changes their perspective. We do focus on getting our reliability teams out in the public.

Mr. Skrycki added that we did let Mr. Castellanos' team know about the specific area Chairman Hopkins referenced, and we hoped that they would have a little more detail, and we will make sure those streets you identified will have some feedback.

Chairman Hopkins reiterated that 3-4 years ago, there were people out for multiple days.

Mr. Castellanos stated that was most likely the derecho. The presentation does not depict that storm. We had over one million customers out due to the 90 mile per hour winds that storm produced. Storms like that help us identify areas of improvement to improve reliability. That is the focus.

Chairman Hopkins thanked him for coming, and stated he would like to see statistics for this community.

Mr. Castellanos stated that he will have his reliability team do a historical deep dive, and he can get you that information.

Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Hopkins.

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

The meeting was adjourned at 9:24 p.m.

Samuel Hughes  
Deputy Village Clerk